

MEMORANDUM

DATE: June 7, 2011

TO: Policy Committee

FROM: Luke Vinciguerra, Planner
Leanne Reidenbach, Senior Planner

SUBJECT: Development Standards – Draft Pedestrian Accommodation Ordinance

Staff presented a framework for the pedestrian accommodation ordinance to the Policy Committee in February. As a reminder, topics discussed included:

- referencing a Pedestrian Accommodation Master Plan in the Zoning Ordinance;
- providing exemptions for small or temporary structures;
- referencing VDOT's Secondary Street Acceptance Requirements (SSARs) for pedestrian standards in the ordinance with parallel requirements for private streets;
- allowing a fee in-lieu-of constructing pedestrian accommodations option when they are shown on the Pedestrian Accommodation Master Plan;
- requiring internal connections to adjacent public facilities and to community amenities; and
- creating minimum construction standards based on VDOT's standards.

The Policy Committee was supportive of staff's recommendations but offered changes to the draft Pedestrian Accommodation Master Plan and recommended providing the Planning Director with more flexibility to approve alternatives rather than sending all requests to the Development Review Committee. Specifically, the Policy Committee requested staff examine eliminating any requirement along Jolly Pond, Lake Powell, and Brick Bat roads. Additionally, the Policy Committee recommended a multi-use path along Neck-O-Land Road and News Road. Staff revised the draft master plan and added a multi-use path along undeveloped or less developed portions of News Road; however, due to the narrow right-of-way and drainage ditches was unable to add a multi-use path along Neck-O-Land Road as there would not be enough room for a path; staff's original recommendation for a sidewalk is still shown on the draft plan. Staff strongly supports maintaining pedestrian accommodation facilities along Brick Bat, Lake Powell, and Jolly Pond roads due to their proximity to schools and to facilitate safe routes to schools.

The Committee also requested that staff consider requirements for pedestrian accommodations internal to industrial and office parks. Some provisions for office parks have been included in the draft ordinance language. Staff also consulted with the Director of Economic Development regarding this request, who expressed concerns over any new requirements for industrial parks (particularly for uses such as warehousing and distribution) citing that sidewalk requirements would increase the cost to develop the sites. Staff has left the existing language (that buildings and parking areas are connected by sidewalks according to ADA requirements) and removed the originally proposed requirement (that sidewalks along roads internal to industrial parks be provided if they connect to a public transit stop or to a planned or existing pedestrian accommodation on a road that is external to the development) in the draft language. Industrial portions of Economic Opportunity areas were also exempted from having to provide sidewalks along any internal private streets. Staff notes that if streets internal to an industrial park are public, they will have to provide sidewalks in accordance with VDOT's standards (sidewalks on both sides of the street if the floor area ratio exceeds 0.4). Also in response to OED's comments, staff has provided an additional exemption for existing office parks with

private streets that already exist at the time the ordinance is adopted.

Following that meeting, the Board of Supervisors held a work session to discuss pedestrian accommodation and other ordinance sections. Similar to the Policy Committee, the Board was supportive of staff recommendations. Board members' concerns included:

- setting low thresholds that require most development to participate in facility construction unless the County could commit to funding pedestrian accommodations;
- providing for some minimal exemptions/exceptions when appropriate;
- exempting developments that will not benefit from pedestrian accommodation from paying into a pedestrian fund (namely any property not identified as needing a pedestrian accommodation on the Master Plan);
- providing the Planning Director with the ability to request right-of-way as a condition of any exception if needed; and
- maintenance of the facilities.

Attached is the proposed draft pedestrian accommodation ordinance language and Master Plan. Staff finds the draft ordinance language and master plan to address Board and Policy Committee concerns and promulgate the pedestrian accommodation recommendations in the Comprehensive Plan. Staff requests that the Policy Committee endorse or offer comments on this draft ordinance prior to the Board of Supervisors work session later this summer.

Attachments

1. Draft Pedestrian Accommodation Master Plan (available on <http://www.jccplans.org/schedule.html> under the June 7 meeting)
2. Draft ordinance language